

**REDEVELOPMENT AGENCY MEETING
APRIL 4, 2006**

The meeting called to order as the City Council at 2:03 p.m. by Council President Peters with Council Member Maienschein not present.

Roll Call Faulconer, Atkins, Young, Maienschein, Fyre,
 Madaffer, Hueso, and Council President Peters

Andrea Tevlin, Independent Budget Analyst
Karen Heumann, City Attorney
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 3:09 p.m.

The meeting reconvened as the Redevelopment Agency at 3:09 .m. by Chair Peters with all Agency Members present.

Special Order of Business:

1. **Approval of the minutes of:**

January 24, 2006
January 31, 2006, special

Motion by Member Atkins to approve
Second by Member Madaffer
Vote: 8-0

REDEVELOPMENT AGENCY MEETING MINUTES – APRIL 4, 2006

Adoption

4. **Repeal of Debt Incurrence Time Limit-Southcrest Redevelopment Project Area (District 8)**

(RA-2006-101)

That the Redevelopment Agency of the City of San Diego (Agency) recommends to the City Council of the City of San Diego (City) the adoption of an ordinance to eliminate the debt incurrence time limit in the Redevelopment Plan for the Southcrest Redevelopment project Area; and that the Agency approves a payment of the statutory pass through triggered by the SB-211 election to the affected taxing entities.

This activity is not a “project” and therefore exempt from CEQA pursuant to State Guidelines Section 15060 (C)(3).

See Southeastern Economic Development Corporation Report no. SEDC-06-002, dated, March 29, 2006.

Council Companion Item no. 333

No one spoke in opposition to this item.

Staff: Carolyn Smith 527-7345

Agency Counsel: Susan Y. Cola

Auditor Certificate Number: AC 2600642

Motion by Member Hueso to Adopt (with Frye in opposition)

Second by Member Faulconer

Passed by the following Vote: 7-1

Redevelopment Agency Resolution numbers R-04009; introduced Ordinance, to be adopted on Tuesday, April 18, 2006.

REDEVELOPMENT AGENCY MEETING MINUTES – APRIL 4, 2006

Adoption

2. **Centre City Redevelopment Project Fiscal Year 2006 Budget Amendment-General (Districts 2 & 8)**

(RA-2006-) (Rev. Copy 1)

That the Redevelopment Agency approve an amendment to the Centre City Redevelopment Project Fiscal Year 2006 Budget increasing the amount of Taxing Entities by \$768,000.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (C)(2).

See Centre City Development Corporation Report no. CCDC-06-08, dated March 29, 2006.

Frank Alessi, Chief Financial Office, Centre City Development Corporation, presented staff report.

No one spoke in opposition to this item.

Staff: Frank Alessi 533-7130

Agency Counsel: Susan Y. Cola

Motion by Member Young to Adopt, as amended by Member Atkins

Second by Member Faulconer

Passed by the following Vote: 8-0

Redevelopment Agency Resolution numbers R-04010.

REDEVELOPMENT AGENCY MEETING MINUTES – APRIL 4, 2006

Adoption

3. **Approval of an Exclusive Negotiating Agreement with Lincoln Park Paseo No. 1, LLC (District 4)**

(RA-2006-102)

That the Redevelopment Agency of the City of San Diego adopts a resolution Authorizing the Executive Director or his/her designee to execute the Exclusive Negotiating Agreement by and between the Redevelopment Agency and Lincoln Park Paseo, No. 1, LLC.

This activity is not a “project” and therefore exempt from CEQA pursuant to State Guidelines Section 15060 (C)(3).

See Southeastern Economic Development Corporation Report no. SEDC-06-003, dated, March 29, 2006.

No one spoke in opposition to this item

Staff: Carolyn Smith 527-7345
Agency Counsel: Carol A. Leone

Motion by Member Young to Adopt
Second by Member Atkins
Passed by the following Vote: 8-0

Redevelopment Agency Resolution numbers R-04011.

REDEVELOPMENT AGENCY MEETING MINUTES – APRIL 4, 2006

Adoption

6. **First Implementation Agreement to the Owner Participation Agreement with Constellation Property Group Hancock, L.P. for Stella at Five Points-North Bay Redevelopment Project Area (District 2)**

(RA-2006-97) Corr. Copy

Authorize the Executive Director or designee to execute the First Implementation Agreement to the Owner Participation Agreement (OPA) between the Redevelopment Agency (the Agency) and Constellation Property Group Hancock, L.P. (the Developer) for Stella at Five Points.

(RA -2006-100) Corr. Copy

The Redevelopment Agency of the City of San Diego making certain findings with respect to the environmental impact of the Constellation Property Group Hancock, L.P., for Stella at Five Points-North Bay Redevelopment Project Area.

This activity is covered under Project No. 65484, Stella. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately a separate project for purposes of CEQA review per CEQA Guidelines Sections 15060 (C)(3) and 15378 (C).

See Redevelopment Agency Report no. RA-06-12, dated, March 29, 2006.

No one spoke in opposition to these items.

Staff: Lara Gates 533-5458

Lydia Goularate-Ruiz 533-5170

Agency Counsel: Susan Y. Cola

Motion by Member Faulconer to Adopt (with Fyre and Hueso in opposition)

Second by Member Atkins

Passed by the following Vote: 6-2

Redevelopment Agency Resolution and Document numbers R-04012 and D-04012, and R-04013.

REDEVELOPMENT AGENCY MEETING MINUTES – APRIL 4, 2006

The meeting adjourned as the Redevelopment Agency at 3:16 p.m.

The meeting reconvened as the City Council at 3:16 p.m. by Council President Peters with all Council Members present.

The meeting was recessed by Council President Peters at 3:20 p.m. for the purpose of a break.

Chair Peters reconvened as the Redevelopment Agency at 3:25 p.m. with all Agency Members present.

Adoption

5. Disposition and Development Agreement (DDA) for CentrePoint Project Area (District 7)

(RA-2006-87)

- Item 1. Approve the Basic Design Concept Plans for the Project.
- Item 2. Authorize the Executive Director to execute the Disposition and Development Agreement (DDA) with CentrePoint LLC, and the disposition of the leasehold interest as set forth in the DDA.
- Item 3. Accept a Good Faith Deposit of \$100,000 from CentrePoint LLC.
- Item 4. Certify Mitigated Negative Declaration, Number 74816

This activity is covered under Mitigated Negative Declaration, Number 74816 CentrePoint and the Crossroads Program Environmental Impact Report SCH Number 200207/002. The activity is adequately addressed in the environmental documents and there is no change in circumstance, additional information, or project changes to warrant additional environmental review, per CEQA Guidelines Section 15162.

See Redevelopment Agency Report no. RA-06-08 and Report to Council no. RTC-06-019 dated, March 29, 2006.

Council Companion Item no. 332

REDEVELOPMENT AGENCY MEETING MINUTES – APRIL 4, 2006

Adoption

5. Disposition and Development Agreement (DDA) for CentrePoint Project Area (District 7)

(Continued)

Chair Peters excused himself, and Chair Pro Tem Young chaired the meeting.

Tracy Reed, project manager, Redevelopment Agency, presented staff report and a slide presentation

Public testimony in favor by Douglas Wilson.

Staff: Tracy Reed 533-7519

James Davies 533-5373

Agency Counsel: Susan Y. Cola

Motion by Member Madaffer to Adopt (with Peters abstaining and Fyre not present)

Second by Member Atkins

Passed by the following Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-04014 and D-04014; and City Council Resolution numbers R-301355, and R-301356.

Adjournment

The meeting adjourned as the Redevelopment Agency at 3:42 p.m.

Elizabeth S. Maland, Secretary Redevelopment Agency
of the City of San Diego
(jis)